ATTACHMENT J18

Laughlin AFB Wastewater System

Table of Contents

List of Tables

J18 Laughlin AFB Wastewater System

J18.1 Laughlin AFB Overview

Laughlin AFB, located 7 miles east of Del Rio in Val Verde County, Texas, is an Air Education and Training Command (AETC) installation that functions primarily as a pilot training base. The host command is the 47th Flying Training Wing (47 FTW), which conducts Specialized Undergraduate Pilot Training (SUPT) for U.S. and international pilots. Laughlin AFB also hosts a number of tenant units, including:

- Base Commissary and Base Exchange
- American Red Cross
- Air Force Office of Special Investigations
- Defense Investigative Service
- Defense Reutilization and Marketing Office
- U.S. Army Corps of Engineers
- U.S. Postal Service

The Main Base occupies 4,516 acres and contains 528 buildings enclosing approximately 2.3 million square feet (sf).[1] Laughlin AFB has three parallel runways, and approximately 260 functional aircraft are assigned to the 47 FTW. Unincorporated Val Verde County to the east borders the Base, west, and south and by Interstate 90 and a Union Pacific Railroad line to the north. The Base has a total population of approximately 3,100, including military personnel and civilian employees. Laughlin AFB's annual payroll is approximately $95 million (combined military and civilian) and the Base is estimated to contribute approximately $20.5 million to the local economy through civilian employment, contracting, and purchases from local businesses.

The Base was established in 1942 as the Army Air Force Advanced Flying School. It was closed temporarily after the end of World War II, but reactivated as Laughlin AFB during the Korean Conflict. Laughlin AFB has been a SUPT installation since 1962. New facilities have been added or upgraded throughout the years to accommodate changing missions and new aircraft, and consolidation of SUPT activities due to BRAC is expected to increase the number of pilots training at Laughlin AFB. Current mission plans, however, do not call for expansion of the airfield or cantonment. Laughlin AFB's facilities and airfield cover just over half of the 4,500-acre Main Base, leaving more than 2,000 acres of recreational areas and open space.

Most of the planned capital improvement projects involve upgrades or repairs to the existing facilities. Key new projects planned for the Base are:

- Corrosion Control Facility
- Security Forces Squadron

[1] The nonresidential structures include offices, industrial maintenance and repair facilities, flight operations structures, and community service facilities (e.g., the clinic). Military housing units comprise 330 of the 540 on-base structures, and include single-family residences, dormitories, and Temporary Lodging Facilities (TLFs).

- JPATS Beddown
- Gas Station
- ERRC
- Gymnasium

These projects, if implemented, will increase the total square footage of buildings on base by approximately 4 percent.

J18.2 Wastewater System Description

J18.2.1 Wastewater System Fixed Equipment Inventory

The Laughlin AFB wastewater system consists of all appurtenances physically connected to the collection system from the point of demarcation defined by the Right of Way to point in which the collection system discharges to a public waterway. The system may include, but is not limited to, pipelines, manholes, lift stations, valves, controls, treatment plants, and meters. The actual inventory of items sold will be established in the Bill of Sale at the time the system is transferred. The following description and inventory is included to provide the Contractor with a general understanding of the size and configuration of the system. The Government makes no representation that the inventory is accurate. The Contractor shall base its proposal on site inspections, information in the technical library, other pertinent information, and to a lesser degree the following description and inventory. Under no circumstances shall the Contractor be entitled to any service charge adjustments based on the accuracy of the following description and inventory.

Specifically excluded from the wastewater system privatization are:

- Oil Water Separators
- Storm Sewers
- Septic Systems
- Grease Traps
- Building 1004 Wastewater Laboratory and Laboratory Equipment.

J18.2.1.1 Description

Wastewater at Laughlin AFB is collected in a sanitary sewer system that consists of approximately 24 miles of vitrified clay, concrete, cast iron, and polyvinyl chloride (PVC) pipe. In the last several years, the Base has completed replacement and renovation projects that have significantly improved the system's condition and capacity.

Domestic wastewater is treated at the Base wastewater treatment plant. This plant consists of screening facilities, comminutors (grinders), and three facultative ponds that operate in series. Effluent quality is good, with biochemical oxygen demand (BOD) concentrations averaging 20 milligrams per liter (mg/L). This value is well below the permit requirement of 30 mg/L.

The treatment plant's discharge permit allows average daily flows up to 1,000,000 gallons per day (gpd); however, the Base has submitted a request to revise the permit so that the average daily flow limit is reduced to 490,000 gpd. The Base submitted this request in order

to reduce sampling and testing requirements and to have a permit that closely matches actual demand.

J18.2.1.2 Inventory

Table 1 provides a general listing of the major wastewater system fixed assets for the Laughlin AFB wastewater system included in the sale.

TABLE 1
Fixed Inventory
Wastewater System, Laughlin AFB

Item	Size (in.)	Quantity	Unit	Approximate Year of Construction
PVC Pipe	6	6,280	lf	1994
	8	12,666	lf	1994
Vitrified Clay Pipe	6	6,280	lf	1955
	8	12,666	lf	1955
	10	5,210	lf	1955
	12	7,900	lf	1955
	15	860	lf	1955
Concrete Pipe	6	6,280	lf	1955
	8	12,667	lf	1955
Standard Sanitary Sewer Manhole		300	ea	1955
Wastewater Treatment and Disposal Plant, Building 10201		1	mgd	1996
Pumps and communitor	5HP	1	Ea	1994
Sewage Lift Station		6	ea	

Notes: PVC = polyvinyl chloride
ea = each
lf = linear feet
mgd = million gallons per day

J18.2.2 Wastewater System Non-Fixed Equipment and Specialized Tools

Table 2 lists other ancillary equipment (spare parts) and **Table 3** lists specialized vehicles and tools included in the sale. Offerors shall field verify all equipment, vehicles, and tools prior to submitting a bid. Offerors shall make their own determination of the adequacy of all equipment, vehicles, and tools.

TABLE 2
Spare Parts
Wastewater System, Laughlin AFB

Qty	Item	Make/Model	Description	Remarks
	No spare parts are included in the privatization of this utility system.			

TABLE 3
Specialized Vehicles and Tools
Wastewater System, Laughlin AFB

Description	Quantity	Location	Maker
No specialized vehicles or tools are included in the privatization of this utility system.			

J18.2.3 Wastewater System Manuals, Drawings, and Records

Table 4 lists the manuals, drawings, and records that will be transferred with the system.

TABLE 4
Manuals, Drawings, and Records
Wastewater System, Laughlin AFB

Qty	Item	Description	Remarks
1	CD	Utility System Drawings	Wastewater System
	Records	Recurring Work Program Records	
	Records	Daily wastewater testing reports for Base, San Felipe Springs, and Base Marina.	
	Records	Metering equipment calibration records	
	Records	TNRCC reports, books, and files	

J18.3 Specific Service Requirements

The service requirements for the Laughlin AFB wastewater system are as defined in the Section C, *Description/Specifications/Work Statement*. The following requirements are specific to the Laughlin AFB wastewater system and are in addition to those found in Section C. If there is a conflict between requirements described below and Section C, the requirements listed below take precedence over those found in Section C.

- Daily testing of Base wastewater system is required 7 days per week. TNRCC wastewater testing reports are to be prepared and submitted monthly.
- The sewer inlet before the lagoons and lagoons shall be maintained. To include the communiator motor / pump assembly, ancillary fixed equipment, and the electrical system from the disconnect box (including the disconnect box) to the equipment.
- The contractor shall maintain all lift stations and to include the electrical system from the disconnect box (including the disconnect box) to the Government equipment.
- The Contractor shall enter into a Memorandum of Understanding with the Laughlin Air Force Base Fire Department for fire protection of all facilities included in the purchase of the utility. The Contractor shall abide by Laughlin AFB fire protection requirements. The Contractor shall maintain the fire alarm system for all facilities included in the purchase of the utility. The Contractor shall permit Fire Department personnel access to their facilities to perform fire inspections and emergency response.
- IAW Paragraph C.9.8, Exercises and Crisis Situations Requiring Utility Support, the Contractor shall provide support as directed by the Laughlin Air Force Base Civil Engineer Control Center for exercises and crisis situations.

J18.4 Current Service Arrangement

Current flows into the Base wastewater treatment plant range between 100,000 and 200,000 gpd, with a wet-weather peak of approximately 400,000 gpd. Effluent flow ranges between 100,000 and 200,000 gpd. These demands represent loads imposed by tenant units on Base.

As noted in Section J18.1, key projects planned for Laughlin may increase the total square footage of buildings on Base by about 4 percent.

J18.5 Secondary Metering

There are currently no requirements for secondary metering of wastewater included in this contract. Any future wastewater secondary metering requested by the Government will be IAW Paragraph C.3, Future Secondary Meters.

J18.6 Submittals

The Contractor shall provide the Government submittals for the following:

1. Invoice (IAW G.2). The Contractor's monthly invoice shall be presented in a format proposed by the Contractor and accepted by the Contracting Officer. Invoices shall be submitted by the 25th of each month for the previous month. Invoices shall be submitted to:

   Name: 47th CES/CEOE
   Address: 251 Fourth Street, Laughlin AFB, TX 78843
   Phone number: (830) 298-5960

2. Blockage Report. The Contractor's monthly blockage report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Blockage reports shall be submitted by the 25th of each month for the previous month. Blockage reports shall be submitted to:

   Name: 47th CES/CEOE
   Address: 251 Fourth Street, Laughlin AFB, TX 78843
   Phone number: (830) 298-5960

3. Meter Reading Report. The monthly meter reading report shall show the current and previous month readings for all secondary meters. The Contractor's monthly meter reading report will be prepared in the format proposed by the Contractor and accepted by the Contracting Officer. Meter reading reports shall be submitted by the first of each month for the previous month. Meter reading reports shall be submitted to:

   Name: 47th CES/CEOE
   Address: 251 Fourth Street, Laughlin AFB, TX 78843
   Phone number: (830) 298-5960

J.18.7 Infiltration and Inflow (I&I) Projects

IAW Paragraph C.3, Utility Service Requirement, the following projects have been implemented by the Government for managing and monitoring I&I.

- None

J18.8 Service Area

IAW Paragraph C.4, Service Area, the service area is defined as all areas within the Laughlin AFB boundaries.

J18.9 Off-Installation Sites

No off-installation sites are included in the sale of the Laughlin AFB wastewater system.

J18.10 Specific Transition Requirements

IAW Paragraph C.13, Transition Plan, **Table 5** provides a listing of service connections and disconnections required upon transfer.

TABLE 5
Service Connections and Disconnections
Wastewater System, Laughlin AFB

Location	Description
	The Government does not require any connection or disconnections during the transition period.

J18.11 Government Recognized System Deficiencies

Table 6 provides a listing of system improvements that the Government has planned. The Government recognizes these improvement projects as representing current deficiencies associated with the Laughlin AFB wastewater system. If the collection system is sold, the Government will not accomplish these planned improvements. The Contractor shall make a determination as to its actual need to accomplish and the timing of any and all proposed projects. Capital upgrade projects shall be proposed through the Capital Upgrades and Renewal and Replacement Plan process and will be recovered through Schedule L-3. Renewal and Replacement projects will be recovered through Sub-CLIN AB.

TABLE 6
System Deficiencies
Wastewater System, Laughlin AFB

Project Identifier/Location	Project Description
	The Government has identified that the sewer piping on the Main Base, Excluding Military Housing Areas, needs repairs.